



Office of
THE PLANNING BOARD
 272 Main Street
 Townsend, Massachusetts 01469
 978-597-1700 X1722 planning@townsendma.gov

Rec'd Townsend Town Clerk
 26 JAN '23 PM3:08

Laura Shifrin, Chair (2025)

Carol Hoffses, Member (2023)

Robert Therrien, Clerk (2024)

Mike Virostko, Vice Chair (2026)

Ian Ortiz Santiago, Member (2023)

PLANNING BOARD MEETING AGENDA

Monday, February 13, 2023, at 6:30 PM

SELECTMEN'S CHAMBERS, 272 MAIN STREET, TOWNSEND, MA.

And remotely via TCAM hosted ZOOM for convenience

All are invited to attend.

Join Zoom Meeting link:

<https://us02web.zoom.us/j/83125199948?pwd=dGxrZjlxZGNtUE4vTjRkeVFBYWtIZz09>

Meeting ID: **831 2519 9948**

Passcode: **590352**

1 PRELIMINARIES: votes may be taken.

- 1..1 Call the meeting to order and roll call.
- 1..2 Recital of The Pledge of Allegiance of the United States.
- 1..3 Announce meeting is being recorded.
- 1..4 Chairman's Additions/Deletions to Agenda unforeseen prior to 48 hours of this meeting.
- 1..5 Approval of minutes 09 JAN 2023.
- 1..6 Review Volunteer response forms received for Planning Board vacancy.

2 PUBLIC HEARINGS & APPOINTMENTS: votes may be taken.

2..1 6:45pm:

* continue public hearing – 22 Main Street site plan review special permit application. Applicant, Sallie Thurber. Proposal is for alterations to structure, driveway configuration, and addition of parking spaces at 22 Main St. (Map 41, Block 6, Lot 0), Zoned OCD, to operate a veterinary hospital.

*continue public hearing – 25 Harbor Trace stormwater management permit application. Applicant, Townsend Water Department. an application received from Townsend Water Department, requesting a stormwater

management permit for construction of a 10,500 Sq. Ft. water treatment plant, and water main improvements located at 25 Harbor Trace Rd.

2..2 7:15pm:

public hearing – 5 Turnpike Road. On application received from Country Estates Condominium Trust, Anestis Pavlidis, Trustee, requesting a site plan review special permit and a stormwater management permit for repaving an existing parking area and modifications to create 26 parking spaces at 5 Turnpike Rd (Assessor's Map 50, Block 57 Lot 0).

2..3 8:00pm:

ANR – 96 Fitchburg Road – creating one lot and two parcels.

3 MEETING BUSINESS: votes may be taken.

- 3..1 Appoint a Planning Board member as a representative to the Capital Planning Committee
- 3..2 Stormwater management permit #2022-01 – Campbell Farm subdivision. request for Certificate of Completion.
- 3..3 ZBA Mandatory Referral – 5 Ryan Road accessory Apartment.
- 3..4 Planning Board regulations review.
- 3..5 Discuss DLTA opportunities and timeline.
- 3..6 \$145-54.1 Age Restricted bylaw discussion.

4 CORRESPONDENCE: votes may be taken.

- 4..1 Received for Planning Board review: Proposed bylaw modifications drafted by the Housing Authority.
- 4..2 Stormwater Management Permit project updates. Inspection reports/other related correspondence.
- 4..3 Notices from Townsend/other Towns.
- 4..4 Update Safe Routes to School – Carol Hoffses
- 4..5 Citizen Planner Training workshop – zoning with overlay districts. – Carol Hoffses.

5 ADJOURN: Votes may be taken.

- 5..1 Next scheduled Planning Board hybrid meetings are scheduled for February 27, 2023, March 13, 2023, and April 10, 2023.